

PT S1/2 & PT OF SE1/4 OF SW1/4
& PT OF SE1/4
PARCELS 5 4-1 & 1-2

NATHALENE PRIMITIVE BAPTIST CHURCH
PO BOX 432
CALLAHAN, FL 32011-0432

2023

03-3N-23-0000-0005-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall	05	AVERAGE 100	7102	04	2,365	89.5860	106.38	251,589	1940	1990	0	0	0	13.00	87.00	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 EDU RELGUS - 0% - 0													Heated Area: 2161														
Roof Cover	03	COMP SHNGL 100														HX Base Yr														
Interior Wall	05	DRYWALL 100																												
Interior Floop	09	PINE WOOD 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Fixtures	0	0 100																												
Frame	02	WOOD FRAME 100																												
Story Height	0	0 100																												
RMS	1	1 100																												
Stories	0	0 100																												
Units	0	0 100																												
BUD8 Adjustme	04	DIST 01 100																												
Occupancy	00	NONE 100																												
Quality			05	Quality Level 05																										
DOR CODE			7100CHURCHES																											
MAP NUM															MKT AREA			09												
NEIGHBORHOOD/LOC			9001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,751	100	1,751	162,056																										
FOP	180	30	54	4,998																										
FOP	210	30	63	5,831																										
FOP	224	30	67	6,200																										
SFB	256	80	205	18,973																										
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UST	24	40	10	926																										
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TOTALS			2,925	2,365	218,882																									
EXTRA FEATURES			17106 NATHALENE DR, HILLIARD																											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES													
1	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	2005	2005	3	27	1,166														
2	0810	CONCRETE A	0	0	0	0	296.00	SF	6.50	6.50	100	2005	2005	3	87	1,674														
3	0422	CL FNC 4'	0	0	0	0	516.00	LF	15.00	15.00	100	2000	2000	3	55	4,257														
LAND DESCRIPTION			TOTAL OB/XF												7,097															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	007100	C	CHURCH	0	0006	OR	0.00	0.00	11.39	AC		1.00	1.00	1.00	15,000.00	15,000.00	170,850													
REVIEW DATE 07/09/2020 BY TWA Total Acres: 11.39 Total Land Value: 170,850 Market: 0 Agricultural: 0 Common: 170,850 PRINTED 08/02/2023 BY SYS																														